

TOWN MANAGER
Ken Deal

TOWN CLERK
Pamela Mills

TOWN ATTORNEY
Tom Brooke



MAYOR
Charles Seaford

TOWN COUNCIL
Don Bringle
Arthur Heggins
Brandon Linn
Rodney Phillips
Steve Stroud

TOWN OF CHINA GROVE

A regular meeting of the China Grove Town Council

Tuesday, March 2, 2021
6:00 p.m.

China Grove Town Hall
China Grove, North Carolina

CALL TO ORDER

Mayor Seaford called the regular meeting of March 2nd, 2021 to order. He led us in the Pledge of Allegiance.

Mayor Seaford called roll. All council members were present. There was a quorum.

Mr. Linn made a motion to adopt the agenda. Mr. Phillips seconded the motion, which carried unanimously.

Consent Agenda items:

- a) Approve Minutes from February 2nd, 2021 regular meeting
- b) Approve Minutes from February 2nd, 2021 closed session

Mr. Bringle made a motion to approve the consent agenda. Mr. Phillips seconded the motion, which carried unanimously.

CITIZENS COMMENT

Rick Pinyan – 270 White Pines Lane

He stated he is representing as a co-trustee for the Pinyan Trustees that own three properties inside the city limits of China Grove. He stated he is following up on an email that was sent to the Board on February 21st. He stated 804 Railroad Ave belong to their grandparents and they are in the process of selling the properties. He stated most investors would like to have three houses on the property and not just two. He stated the original deed that he holds describes the lot as 150 ft by 200 ft. He stated they learned from Mr. Gover that the minimum for lots were 50 ft for road frontage or 50 ft from setback and thought three lots would not be an issue. He stated when the survey was updated the road frontage was 149.94 ft. He stated Mr. Gover advised us that three lots would not be allowed due to this deficit. He stated we agree that 149.94 ft does not equal 150 ft and the deficit does not constitute a hardship, he would like the Board to consider helping them with this issue.

NEW BUSINESS

I) Discussion of Housing Developments

Mayor Seaford stated Mr. Phillips and himself reached out to Eddie Moore with McAdams to discuss the development Collins Walk. He stated they are still interested in developing the property with 50 ft and 60 ft lots. He stated the Planning Board asked them to change the lots along Shue Road from 50 ft lots to 60 ft lots. He stated he would like to see the majority of the lots to be 60 ft lots. He asked the Board what they would accept for this property to be developed into a neighborhood. He stated he understands the younger generation wants smaller lots and larger homes. He stated if we have industries that are looking at developing in our town then we need housing for the employees to live.

Mr. Bringle asked if it was legal for Mayor Seaford and Mr. Phillips to meet with Mr. Moore and, are we legal in having this discussion about what the Board would accept in the future. Mr. Brooke stated the development was denied and they cannot reapply for a year.

Mr. Stroud stated the Board told them we want to see more 60 ft lots then 50 ft lots and they keep presenting more 50 ft lots than 60 ft lots. He stated they cannot present another development for ten more months.

Mayor Seaford asked what the Board would accept after the ten months is over. Mr. Brooke stated that would be another quasi-judicial hearing and have to wait until they submit something to look at it.

Mr. Stroud stated he does not want to see house stacked on top of house. He stated we have already lowered the lot size from 70 ft to 60 ft and 50 ft lots.

Mayor Seaford stated they did not contact him that he contacted them to let them know the town is still interested in developing the area.

Mr. Linn stated he agrees that the younger generation wants smaller lots. He stated he also agrees with Mr. Bringle and Mr. Stroud that it is a done deal until they can submit another site plan in October. He stated he would suggest Mr. Moore contacting Mr. Gover to get guidance on what the town is looking for.

Mayor Seaford stated he met through Zoom calls with Mr. Moore with McAdams and he set up a meeting through Zoom with Mr. Pannell with Lennar Homes. He stated Mr. Pannell asked what would the town accept. Mr. Phillips stated they asked what percentage of 60 ft lots vs 50 ft lots would we accept. Mayor Seaford stated Mr. Moore can break down the number of lots that are 50 ft to 55 ft, 55 ft to 60 ft and 60 ft to 65 ft. He stated if the lot was under 60 ft they grouped them with the 50 ft lots and if the lot was above 60 ft they group them with the 60 ft lots.

Mr. Deal asked what the zoning is currently and what size lot. Mr. Gover stated there are no permitted uses out there now. He stated they asked for Mixed Residential (RM) because it allows for 50 ft lots. He stated nothing can be done on the property without rezoning it.

Mr. Bringle stated they have already invested a good bit of money in planning this development. He stated he wants to work to get developments and believes the town has a lot to offer to both young and old.

Mr. Phillips stated they did not seem interested in coming back without some direction on what the town wants. Mr. Linn stated he believes the Board gave them suggestions on what the town would like to see. Mr. Bringle stated he believes they knew where we stood in October on what the town wanted.

Mayor Seaford asked what percentage of 60 ft lots would the Board accept. Mr. Bringle stated we cannot answer that question.

OTHER BUSINESS

Mr. Deal stated we are working on the budget and if there are things the Board wants to see please let him know.

Mr. Bringle stated there was discussion on renaming the road located at the Elementary School that is currently Cardinal School Loop to Carl Wilkerson Loop. He stated it was approved last week at the Board of Education meeting. He suggested the town look at getting the street sign made and placed. He stated most of the people in this room knew Carl Wilkerson but looking forward a lot of people will not know who Carl Wilkerson was. He asked if the town could create a plaque or marker honoring Carl Wilkerson so future residence and students will know who he was and why the street is named after him.

Mayor Seaford stated he was able to go to Oak Grove Baptist Church and present the towns Proclamation for Black History Month. He stated while he was there the congregation asked for an update on renaming the street for Carl Wilkerson. He asked Mr. Heggins to relay the message to the congregation that this was approved.

Mr. Heggins thanked Mr. Bringle for representing the town at the Board of Education meeting. He stated all of us in the congregation spent time with Mr. Wilkerson and we are very grateful for the town honoring him and helping with renaming the street.

ADJOURNMENT

Mr. Bringle made a motion to adjourn. Mr. Linn seconded the motion, which carried unanimously.

Respectfully Submitted,

Pamela L. Mills, CMC
Town Clerk

Charles Seaford
Mayor